



Low Orchard House

Ashdale Lane, , Kirk Deighton LS22 4FH

Guide Price £595,000 | Freehold

maxwell hodgson

estate agents

Entrance Vestibule

Entrance door, solid oak veneer flooring, radiator.

Guest WC

Pedestal wash basin, low flush wc, wood flooring, radiator, tiled to splashbacks, PVCu window to front.

Sitting Room/Reception Hall

25'9" x 15'0" (7.85 x 4.57)

Feature fireplace with marble interior and hearth incorporating coal effect gas fire, solid oak veneer flooring, fitted bookshelves and cupboards, fitted desk with drawers providing a work station area. Staircase to first floor, two concealed radiators, PVCu window to front, staircase to first floor, glass doors to sitting room.

Lounge

26'8" x 14'0" (8.13 x 4.27)

Three PVCu windows to side and patio door to garden with open aspect to the south enjoying views over farmland. Fireplace with marble surround and remote controlled gas fire, solid oak veneer flooring, ceiling spotlights, ceiling coving, three radiators, TV point.

Dining Room

12'2" x 11'3" (3.71 x 3.43)

Solid oak veneer flooring, radiator, coving, PVCu window to rear overlooking the gardens and open countryside beyond.

Breakfast Kitchen

14'1" x 12'1" (4.29 x 3.68)

Bespoke fitted kitchen from the Handcrafted Kitchen Company comprising comprehensive range of Canadian maple wall and base units with granite worktops and an inset butchers block. Inset Franke double sinks, inset Neff stainless steel hob with stainless steel extractor fan above. Space for fridge and freezer. Stainless steel Neff double oven and microwave. Integrated Bosch dishwasher. Breakfast bar area. Tiled to splashbacks, slate tiled floor, radiator, inset spotlights, PVCu window to rear, arch to rear porch.

Inner Hall

With rear entrance door leading to garage, doors to snug and utility room, tiled floor.

Family Room

18'4" x 11'7" (5.59 x 3.53)

Jotul wood burner on stone hearth, laminate flooring, three wall light points, ceiling coving. Three PVCu windows to rear, radiator with decorative cover, TV point.

Utility Room

With a range of wall and base units having granite effect

work top surfaces and inset single drainer stainless steel sink unit. Plumbing for washing machine and tumble dryer. Tiled floor, door to garage.

Spacious First Floor Landing

Radiator, ceiling coving and spotlights. Access to boarded loft via pull down ladder.

Bedroom One

24'0" x 13'11" (7.32 x 4.24)

Approached via a private corridor. A light through room with PVCu windows to three sides, laminate flooring with underfloor heating, coving to ceiling, ceiling spotlights.

Luxury Ensuite Bathroom

11'9" x 8'2" (3.58 x 2.49)

Modern fitted white suite comprising wash hand basin with cupboards below, Kohler freestanding oval bath, large shower cubicle with built in lights, concealed cistern wc, underfloor heating, dual power chrome ladder style towel rail, tiled floor and walls, remote controlled spotlights to ceiling, shelving. PVCu window to rear.

Bedroom 2

27'8" x 11'9" (8.43 x 3.58)

PVCu windows to three sides, fitted wardrobes, drawer units and shelving. Laminate flooring, ceiling spotlights, two radiators, archway to dressing room. (These two areas were previously arranged as two bedrooms.)

Dressing Room

Providing hanging and shelving space. PVCu window to front.

Ensuite Shower Room

Modern white suite comprising pedestal wash basin, low flush wc, shower cubicle with Hans Grohe shower having adjustable spa jets. Ladder style towel rail, tiled floor with underfloor heating, tiled walls, PVCu window to rear, spotlights to ceiling.

Bedroom 3

15'1" x 14'0" (4.60 x 4.27)

PVCu window to front, ceiling coving, radiator.

Bedroom 4

11'6" x 8'1" (3.51 x 2.46)

Two PVCu windows to the front, radiator, ceiling coving.

Family Bathroom

Bath with Hans Grohe shower over, tiled surround and shower screen, pedestal wash basin, concealed cistern wc. Tiled floor with underfloor heating, tiled walls, ladder style towel rail, PVCu window to rear, ceiling coving.





Double Garage & Attached Single Garage

Electric up and over doors, power, light and water are all connected. In addition there is an attached single garage with remote controlled door. Wall mounted gas fired central heating boiler. The garaging arrangement allows for parking for up to three vehicles together with a useful work-shop space.

Front Garden

To the front of the property is a block paved driveway allowing off road parking for numerous vehicles and leading to the double and single garages. There is a gravelled garden area with well stocked borders and a gate leading to the side garden.

Side Garden

Lawned garden area with flower/shrub borders and a path to the rear garden.

Services

All mains services are understood to be connected to this property.

Rear Garden

Large south facing lawned garden with well stocked borders backing directly onto open countryside offering far reaching views. There is an extensive patio area with low stone walling to the boundary, outside lighting and further seating areas. Shed. Path to side leading to log store.

Rear View

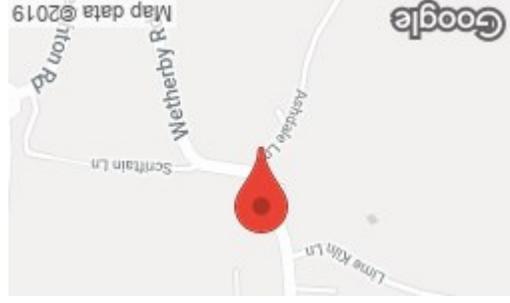
Council Tax band

We understand the property has been placed in council tax band G with an 'improvement indicator' stating that 'improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.'

Directions

Leaving Wetherby On North Street, proceed onto Deighton Road and continue to the edge of Wetherby. Fork left after Deighton Gates School and proceed into the village of Kirk Deighton. Take the first left turning onto Ashdale Lane where the property can be found on the left, identified by our For Sale board.





Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 3078 SQ FT / 286 SQ M
 Copyright © exposurepropertymarketing.com
 All measurements and fixtures including doors and windows are approximate and should be independently verified.

GROUND FLOOR - (Excluding Garages)
GROSS INTERNAL FLOOR AREA
 APPROX. 1519 SQ FT / 141 SQ M

FIRST FLOOR
GROSS INTERNAL FLOOR AREA
 APPROX. 1559 SQ FT / 145 SQ M

